ESCONDIDO UNION HIGH SCHOOL DISTRICT

Proposition T

(This proposition will appear on the ballot in the following form.)

PROP T

To improve student learning and college/job readiness, relieve classroom overcrowding and qualify for State matching funds, shall Escondido Union High School District rehabilitate deteriorated classrooms/equipment/facilities, construct new science and computer labs, upgrade technology, improve safety and energy-efficiency, replace aging portables, add classrooms, and construct a new small high school; by issuing \$98,000,000 in bonds at legal rates, with independent citizens' oversight, no money for administrators' salaries, and all money benefiting Escondido community high schools?

This proposition requires approval by 55% of the voters voting on the proposition.

Full text of this proposition follows the arguments and rebuttals.

COUNTY COUNSEL IMPARTIAL ANALYSIS

This proposition, if approved by 55% of the voters voting on the proposition, would authorize the Escondido Union High School District ("District") to issue and sell up to \$98,000,000 in general obligation bonds. The sale of these bonds by the District will raise money for the District, and represents a debt of the District. In exchange for the money received from the bondholders, the District promises to pay the bondholders an amount of interest for a certain period of time, and to repay the loan on the maturity date.

Proceeds from the sale of bonds authorized by this proposition may be used by the District only for the construction, reconstruction and/or rehabilitation of its school facilities, including the furnishing and equipping of its school facilities, acquisition, or lease of real property for its school facilities and construction management by District personnel.

The interest rate on any bond, which is established at the time of bond issuance, cannot exceed 12% per annum. The final maturity date of any bond could be no later than 25 years after the date of bonds issued pursuant to the Education Code or not later than 40 years after the date of bonds issued pursuant to the Government Code. Principal and interest on the bonds would be paid by revenue derived from an annual tax levied on taxable property within the District in an amount sufficient to pay the interest as it becomes due and to provide a fund for payment of the principal on or before maturity.

California Constitution Article XIII A exempts from the one percent property tax rate limitation ad valorem taxes to pay the interest and redemption charges on any bonded indebtedness for the acquisition or improvement of real property, including the furnishing and equipping of school facilities, when approved by 55% of the voters if: (a) the proceeds from the sale of the bonds are used only for the purposes specified, (b) the District, by evaluating safety, class size reduction, and information technology, has approved a list of specific projects to be funded, (c) the District will conduct an annual, independent performance audit, and (d) the District will conduct an annual, independent financial audit. If a bond measure is approved by 55% of the voters, state law requires the governing board of the District to establish an independent citizens' oversight committee. The District has made this ballot proposition subject to these requirements.

A "yes" vote is a vote in favor of authorizing the Escondido Union High School District to issue and sell up to \$98,000,000 in general obligation bonds.

A "no" vote is a vote against authorizing the Escondido Union High School District to issue and sell up to \$98,000,000 in general obligation bonds.

PR-1311-1 SD 000-000

TAX RATE STATEMENT (SECTIONS 9400-9404 OF THE ELECTIONS CODE)

To: The voters voting in the November 4, 2008 election on the question of the issuance of \$98,000,000 General Obligation Bonds of the Escondido Union High School District.

You are hereby notified in accordance with the Election Code of the State of California of the following:

- The best estimate from official sources of the tax rate which would be required to be levied to fund principal and interest payments during the first fiscal year after the first sale of bonds (Fiscal Year 2009-2010), based on assessed valuations available at the time of the election and taking into account estimated future growth, is the following: \$0.0000 per \$100 of assessed valuation.
- 2. The best estimate from official sources of the tax rate which would be required to be levied to fund principal and interest payments during the first fiscal year after the last sale of bonds and an estimate of the year in which that rate will apply, based on assessed valuations available at the time of the election and taking into account estimated future growth, is as follows:

\$0.0000 per \$100 of assessed valuation.

First fiscal year after last sale of bonds: 2016-2017

- 3. The best estimate from official sources of the highest tax rate which would be required to be levied to fund principal and interest payments on the bonds and an estimate of the year in which that rate will apply, based on assessed valuations available at the time of the election and taking into account estimated future growth, is as follows:
 - \$.01850 per \$100 of assessed valuation, which equates to \$18.50 per \$100,000 of assessed valuation, a tax rate which results in no increase above the rate projected under the District's June 4, 1996 General Obligation Bond Election.

Year of highest tax rate: Tax rate of \$18.50 per \$100,000, once initially levied as projected in 2020-2021, is projected to be the same every year thereafter while the bonds are outstanding.

Submittal of the foregoing Tax Rate Statement has been approved by the Escondido Union High School District.

Edward J. Nelson, Superintendent

PR-1311-2 **SD 000-000**

ARGUMENT IN FAVOR OF PROPOSITION T

Proposition T will renovate and upgrade local high schools WITHOUT raising projected tax rates.

Twelve years ago our community approved Proposition A, the first bond in many years to upgrade local high schools—including Escondido, Orange Glen, and San Pasqual High Schools. Basic renovations were completed on time and within budget as part of an ongoing effort to maintain quality high school facilities.

Since Proposition A improvements of the late 1990's, our community and schools have continued to change and grow. Today's high schools, although well maintained, have again grown overcrowded and outdated. Upgrades are needed. The longer we wait to make these improvements the more expensive it will be.

Proposition T will:

- Construct new science and computer labs
- Modernize or replace outdated instructional equipment/facilities
- Improve campus safety, security and energy efficiency
- Upgrade educational technology and on-line learning capabilities
- Replace aging portables with permanent classrooms
- Add classrooms to existing schools to relieve overcrowding and improve student access to college and high demand jobs
- Construct a new small high school on the Citracado Property—to relieve overcrowding at comprehensive high schools and expand education opportunities for students

ALL Proposition T funds will stay local to improve Escondido area high schools.

<u>Taxpayer protections are REQUIRED</u>. An independent Citizens' Oversight Committee will ensure funds are spent properly. NO money can be used for administrators' salaries. Passage of Proposition T will qualify our high schools for millions in state matching funds, leveraging local taxpayer dollars further. Proposition T property taxes will be deductible on your income taxes.

The San Diego County Taxpayers Association and hundreds of teachers, parents, business and civic leaders and citizens throughout the community have endorsed Proposition T.

Maintain quality high schools WITHOUT raising tax rates.

Please vote YES on T.

JOHN C. O'NEILL Chair, San Diego County Taxpayers Association

ROBERT "CHICK" EMBREY
Retired Teacher, Escondido High School

73-year Escondido Resident

LORI HOLT PFEILER
Mayor. City of Escondido

KATHERINE H. DOOLEY Teacher, Orange Glen High School

RITA BOWCOCK Parent, San Pasqual High School

PR-1311-3 SD 000-000

REBUTTAL TO THE ARGUMENT IN FAVOR OF PROPOSITION T

Proponents claim Proposition T will renovate and upgrade local high schools WITHOUT raising projected tax rates.

Is it true?

- The California constitution provides for no limit on the tax rate for this type of school bond - so don't be fooled.
- As our property values continue to go down (unseen in recent history and getting worse), tax rates will rise to whatever level necessary to pay off the loan - it's simple arithmetic

Is it fiscally responsible...

- To obligate our grandchildren to 44 years of payments?
- To add interest and not make a payment for the first 11 years?
- To jeopardize future borrowing capacity and make it more costly by such a long-term obligation?
- To add a whole new school when projections show enrollment going down?
- To add significant fixed overhead expenses of a new school to a reduced budget, likely further reducing monies actually spent teaching students?
- To propose financing the proposition with \$55 million in state and redevelopment funds that are not guaranteed?
- To "buy now and pay (much) later"?

Bond indebtedness to the year 2054 and the lack of a clear operating budget plan for staffing the additional classrooms with teachers is fiscally irresponsible.

Burdened taxpayers will support reasonable proposals - Proposition T is not reasonable!

Vote NO on Proposition T and require the School Board and Administration to submit fiscally responsible requests.

> KATHLEEN H. SCOTT Escondido Property Owner

MARY C. CLARK Retired Homeowner

ROBERTA A. O'BRIEN

BILL DURNEY

Concerned Taxpayer

EUHSD School Board Candidate

JEFF HAMILTON CEO/HVS

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ARGUMENT AGAINST PROPOSITION T

Proposition T deserves your "NO" vote. EUHSD wants voters to think that most of their money will be spent on modifications to existing campuses. Only 39% of the identified facility master plan's estimated costs are intended for the three existing campuses. The other 61% is earmarked for other items including a new small school. Our students deserve more money spent on better campuses rather than building a new, remotely located "overflow" school.

Proposition T calls for \$98,000,000 in funding, but the total facility master plan carries a \$153,000,000 price tag. State matching and redevelopment funds of \$55,000,000 are required to complete the proposed projects. There are NO guarantees that these funds will be available or that EUHSD won't ask for more money if they underestimated their funding requirements.

EUHSD has not provided small school plan details to the public. They have not performed studies for small school site preparation, security, utilities, noise, traffic, maintenance, or environmental impacts. They have not defined the requirements for classrooms, labs, careertechnical facilities, computers, communication systems, or multimedia equipment. No plans deserve no funding. Vote "NO" on Proposition T.

Proposition T will negatively impact current and future generations. School bond interest will accrue immediately but payments will not be applied until 2021 since this is a carefully crafted extension of the 1996 approved school bond measure. Homeowners will pay these costs. Renters will pay landlords these costs. Our children will pay these costs as adults. Everyone will pay these costs through 2054.

Vote "NO" on Proposition T. Do not approve new taxes that will accrue interest for 44 years for a poorly planned package deal. Require EUHSD to produce a separate proposal that will enhance the current campuses. Require separate proposals for a small school and other projects. Let the voters consider each proposal separately.

PAMELA A. ALBERGO

BILL DURNEY

EUHSD School Board Candidate Taxpayer

F. JOANNE BRANDT STANLEY C. ULRICH Homeowner Homeowner

KATHLEEN H SCOTT Taxpaver

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REBUTTAL TO THE ARGUMENT AGAINST PROPOSITION T

The people who signed the argument against Proposition T miss the point!

Here are the facts:

FACT: <u>Proposition T IS NEEDED</u>. Escondido area high schools are overcrowded and aging. Prop T will improve the quality of our high schools WITHOUT raising projected tax rates.

FACT: The SAN DIEGO COUNTY TAXPAYERS ASSOCIATION, one of the state's toughest fiscal watchdogs, studied Proposition T and <u>URGES a YES VOTE</u>.

FACT: The high school district spent 2 years seeking community input before placing Prop T on the ballot. Feedback was consistent: "Improve high school facilities. Make it affordable."

FACT: Proposition T improves local high schools <u>WITHOUT</u> raising projected tax rates by simply <u>extending</u> (not raising) tax rate projections approved by voters when they passed the 1996 bond.

FACT: Preliminary designs for the new small high school HAVE been developed and publicly communicated. The District welcomes community input. The new small school will focus on math, science, and biotech and medical careers, and relieve overcrowding at existing large high school campuses.

FACT: ALL Prop T funds MUST stay local to benefit Escondido community high schools. None of it can be taken away by politicians or used elsewhere. The longer we wait to make these upgrades the more expensive it will be.

Prop T is the economically sensitive way to address our school facility needs.

Good schools protect property values.

That's why Proposition T is supported by homeowners, realtors, local businesses, seniors and taxpayers—as well as parents, teachers and principals.

Please—VOTF YFS on T

LORI HOLT PFEILER Mayor, City of Escondido

HARVEY MITCHELL President/CFO

Escondido Chamber of Commerce

KENNETH LAWRENCE Citracado Resident

DOUGLAS W. MOSS

Teacher

San Pasqual High School

PATRICIA HUERTA
Executive Director, Escondido Education Compact

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EXHIBIT "A"

FULL TEXT OF BOND MEASURE

The following is the full text of the bond measure to be presented to the voters of the Escondido Union High School District (the "School District"):

"To improve student learning and college/job readiness, relieve classroom overcrowding and qualify for State matching funds, shall Escondido Union High School District rehabilitate deteriorated classrooms/equipment/facilities, construct new science and computer labs, upgrade technology, improve safety and energy-efficiency, replace aging portables, add classrooms, and construct a new small high school; by issuing \$98,000,000 in bonds at legal rates, with independent citizens' oversight, no money for administrators' salaries, and all money benefiting Escondido community high schools?"

BOND AUTHORIZATION

By approval of this measure by at least 55 percent of the registered voters voting on the measure, the Escondido Union High School District shall be authorized to issue and sell bonds of up to \$98,000,000 aggregated principal at interest rates not to exceed the maximum interest rate permitted by applicable laws of the State of California (the "State") and the maximum number of years which the bonds of any series thereof will run or be outstanding will be 25 years if bonds are issued pursuant to Section 15100 of the Education Code of the State, and 40 years if bonds are issued pursuant to Section 53506 of the Government Code of the State.

SCHOOL FACILITIES PROJECT LIST

The School Facilities Project List attached as Attachment "1" hereto shall be considered a part of this bond measure and shall be reproduced in any official document required to contain the full text of this bond measure.

Approval of this bond measure does not guarantee that the proposed school facilities projects identified in Attachment "1" (the "School Facilities Projects") will be funded beyond the local revenues generated by the issuance of bonds authorized by the passage of this bond measure. If state matching funds become available, such funds will be used for and applied to the funding of the School Facilities Projects. The School District's proposal for the School Facilities Projects assumes the receipt of eligible State matching funds, which could be subject to appropriation by the State legislature or approval of a statewide bond measure.

ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers in the School District may be assured that their money will be spent wisely to address specific facilities needs of the School District all in compliance with the requirements of Article XIIIA, Section 1(b)(3), of the California Constitution and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Education Code Sections 15264 and following.)

<u>Evaluation of Needs</u>: It has long been the goal of the Escondido Union High School District's Board of Education to reduce the student population at each of the School District's comprehensive high schools. This goal would be accomplished through the construction of a smaller high school on existing district-owned property. As a result of the movement of some of School District's student population to this planned new high school, the Board strongly believes that more options would be available to all students – both at the new school as well as at the School District's three existing comprehensive high schools.

As a result, beginning in 2007, the School District went through a comprehensive planning process leading to the development of the School Facilities Projects List. During the past nine months, the School District held over fifty (50) stakeholder meetings (including parents, teachers, and community members). In addition, opinion leader interviews were conducted, which in total resulted in input from more than 1,000 individuals. Participants were encouraged to share ideas and concerns as well as assist in establishing school facility priorities within each school site. In addition, two informational mailers were sent district-wide to parents and voters (33,440 households), generating more than 600 responses and additional input regarding school facility priorities. This information served as an integral element for the development of the campus expansion and renovation plans reflected in the School Facilities Project List.

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The results of the School District forums, focus groups and surveys revealed that its stakeholders desired the District to consider the following elements in developing its School Facilities Project List:

- Reduce overcrowding on the School District's existing campuses as well as providing more
 options for parents and students through the construction of a "smaller" high school;
- Modernize aging, outdated classrooms, equipment and facilities at existing high schools;
- Build new, modern science and computer labs;
- Construct new classrooms to relieve overcrowding and improve instruction;
- Replace aging portables with permanent classrooms;
- Provide career-technical education pathways; and,
- Modernize various physical education facilities.

In addition, the facility needs for the following specific educational areas that were identified as a result of these forums, focus groups and surveys for consideration, enhancement, and/or expansion were taken into consideration in developing the School Facilities Projects List:

- Biomedical and Biotechnology careers;
- Agriculture:
- Graphic and Digital Arts;
 - Health Occupations;
- Auto Mechanics and Technology; and,
- Construction trades:

The Board hereby certifies that it also evaluated safety, class size reduction enrollment growth, and information technology needs in developing the School Facilities Project List contained in Attachment "1" hereto

Independent Citizens' Oversight Committee. The Board shall establish an Independent Citizens' Oversight Committee pursuant to Education Code Section 15278 and following to ensure bond proceeds are expended only on the School Facilities Projects identified in Attachment "1". The citizen's oversight committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board.

The appointment(s) to the citizens oversight committee shall be made either at a regularly scheduled meeting of the Board, or at a special meeting of the Board, the time, place and date of which shall have been announced at a regularly scheduled meeting of the Board. At the time of making any such appointment(s), information concerning the qualifications of the citizen's oversight committee candidates to be considered by the Board (subject to redaction of personal information, such as addresses, phone numbers and e-mail addresses) shall be available to members of the public. The members of the citizens' oversight committee shall, where possible, include construction, finance or other qualified professionals in its membership. The citizen's oversight committee shall, as part of its activities, review and, as appropriate, provide comments to the Board on bond measure expenditure plans, bond measure-related staffing and consultants, and the School District's deferred maintenance plans. The citizens' oversight committee shall be advisory only, and shall not replace or impede the activities or decisions of the Board.

<u>Performance Audits.</u> The Board shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the School Facilities Projects listed in Attachment "1".

<u>Financial Audits.</u> The Board shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the School Facilities Projects listed in Attachment "1".

Special Bond Proceeds Account; Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Board shall take actions necessary to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent of the District shall cause a report to be filed with the Board annually stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any School Facilities Project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent shall determine and may be incorporated in the annual budget, audit, or another appropriate routine report to the Board.

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<u>Limitation on the Use of the Proceeds of the Bonds.</u> Proceeds from the sale of bonds authorized by this measure shall be used only for the design, demolition, construction, acquisition, repair, renovation, rehabilitation or replacement of school facilities, including the furnishing and equipping of school facilities, the acquisition or lease of real property for school facilities, as identified herein, and not for any other purpose, including teacher and administrator salaries and other operating expenses.

ADDITIONAL SPECIFICATIONS

Joint Use Facilities.

In order to maximize community benefit and to apply bond funds available, the District should pursue identified opportunities to expand the use and availability of community joint use facilities, or other joint facility use opportunities, in expanded school construction projects when practical to do so and, in pursuing such joint use, the District should take into consideration opportunities to maximize the use of such school facilities to the surrounding communities and the public in general without adversely impacting District operations, finances and in compliance with all applicable federal, State, and local laws.

Potential joint use facilities, include but are not limited to, the athletic fields located at the School District's three comprehensive high schools and the library to be constructed as part of the new small high school.

APPENDIX "1"

SCHOOL FACILITIES PROJECT LIST

The general obligation bond funds of the Escondido Union High School District ("School District") would be used to complete the School Facilities Projects identified below to include, but are not limited to; the planning, design, engineering, project management and construction costs and associated fees of a new school as well as planning and design costs as well as associated fees for the School Facilities Projects on existing campuses. These projects include, but are not limited to repairing, reconstructing, renovating, modernizing and constructing classrooms, computer labs, science labs and physical education facilities. Work will include site preparation and/or restoration in connection with new construction or rehabilitation, remodeling, improvement or expansion of existing campuses, to include but not be limited to, constructing ingress and egress as necessary to the School Facilities Project sites: removal, replacement or installation of irrigation systems, utility lines. trees and landscaping, relocation of fire access roads and acquisition of necessary easements, licenses or rights of way to such sites. Such work will also include, but not limited to, roofing, plumbing, electrical and network infrastructure, walls, doors and windows, athletic fields, replacement and/or installation of lunch shelters, installing fire suppression systems, providing earthquake retrofitting, installing energy-efficient lighting systems to conserve electricity and save on utility costs, and related projects. Project costs may also include payment of costs and expenses for interim financing of School Facilities Projects and the costs of issuing the bonds or securities (as authorized under State law).

Project costs for rehabilitation, remodeling, improvement or expansion of existing facilities may include, but are not limited to, infrastructure and related expenses, construction, acquisition or lease of temporary-portable classrooms and other school facilities as needed to accommodate students and school functions during construction, improving HVAC systems and making district schools and school facilities compliant with the Americans with Disabilities Act (ADA) and other applicable building regulations, including but not limited to the Field Act, as well as the demolition of selected existing facilities. In addition, other infrastructure modifications can include, but are not limited to the repair, renovation, upgrading and/or replacement of electrical systems, heating, air and ventilation systems, fire safety systems and equipment including alarms, fire safety doors and sprinkler systems, bathroom facilities, plumbing and sewer systems and facilities, flooring and ceiling replacement upgrades, abatement of hazardous materials, roof renovation, roofing upgrades or replacement, window glazing replacement and upgrades, wall systems, security and communications systems, insulation, underground utilities, fencing, site improvements (including walkways, safety fencing and grading). The School Facilities Projects will include, where applicable, the demolition or removal of existing buildings and related facilities, landscaping, hardscaping, athletic buildings, gyms and related athletic facilities and handicapped accessibility improvements to meet current health, safety and instructional standards. Project costs for rehabilitation, remodeling, improvement or expansion of existing facilities may include construction of replacement facilities if the School District Board of Trustees determines that replacement of such facilities is more economical than rehabilitation or remodeling of existing facilities.

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Project costs for furniture and equipment for any School Facilities Project may include, but are not limited to; some or all of the following: desks or tables, windows and floor coverings including wood, tiles and carpeting, computers, media recording and presentation equipment, including, but not limited to; audio systems, kitchen equipment, book storage, print and graphics equipment, improvements in furnishings, science laboratory equipment, athletic equipment, musical instruments and equipment, choral risers, agricultural equipment, medical, laboratory and diagnostic equipment, construction trades equipment and other electronic equipment. Project costs for furniture and equipment may also include replacement of worn, broken or obsolete furniture and equipment.

Some of the projects listed have been identified by the District as lower level priority for the use of bond proceeds and these are denoted in italics. These projects may not be completed unless bond proceeds remain after the completion of higher level priority projects.

The following are the School Facilities Projects authorized to be funded from the proceeds of the bonds:

Escondido High School

New Construction

- Music/performing arts instructional building
- > Agricultural classroom addition
- > Auto Shop classroom addition
- Multi-purpose large group instructional classroom/physical education building
- > Ag (Career Technical Education) farm improvements (two new barns)
- Building addition to administration building to improve student support services
- Install synthetic field turf—for more efficient, cost effective field maintenance
 - Landscape and hardscape improvements for safety and school appearance

Modernization

- Remodel photo lab to create science laboratory
- Remodel two classrooms to create science laboratory
- Remodel 2 classrooms to create one computer laboratory
- Remodel weight room to create two (2) visual arts classrooms and a darkroom
- Remodel music classroom to create two (2) general classrooms
- Remodel Special Education classroom to create Adult Education office
- Remodel portion of Administration Building to create general classroom and offices
- Remodel Agriculture (Ag) building
- Remove wrestling portable classroom
- Replace aging/deteriorating gymnasium floor

San Pasqual High School

New Construction

- Construct two-story classroom building with restrooms
- Expand school health services office for improved student services
- Construct new physical education building
- Install synthetic track and field turf—for more efficient, cost effective field maintenance
- Adding additional landscape, hardscape, and security fencing for improved safety/security

Modernization

- Remodel auto shop and small classroom to create two (2) careertechnical classrooms
- Remodel existing small classroom and convert into janitorial work/storage facility
- Remodel Agricultural workshop and convert to a computer laboratory
- > Remove ten (10) portable classrooms

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Orange Glen High School

New Construction

- Construct four (4) general/academic classrooms
- Construct computer lab
- Construct new Ceramics classroom
- Construct two (2) Special Education classrooms
- Construct Graphics Arts classroom and Print Shop
- Construct Drama classroom
- Construct Music/Choral/Band classroom
- Construct Culinary Arts classroom and kitchen
- Construct Dance and Physical Education/ Multiuse facilities
- Adding additional landscape, hardscape, and security fencing for improved safety/security

Modernization

- Remodel aging Performing Arts Center
- Remodel existing Ceramics classroom and create two (2) general/academic classrooms

NEW SCHOOL: Citracado "Small" High School

Construct a specialized small high school for 500 students on a 34-acre District-owned parcel to relieve overcrowding and improve specialized career educational opportunities.

Complete site development including utilities and road extensions.

Complete construction—classrooms and general use school buildings and grounds to accommodate 500 students, adequate academic/vocational/job-training equipment, adequate technology, computer and science labs, food service facilities, and space for student-support services

Campus design will allow for potential expansion to 800 students

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